



Lucedale Riverfront/Lakefront Sportsman's Paradise

305 +/- Acres | George County, MS | \$1,200,000



ADDRESS

002 Merrill Road
Lucedale, MS 39452

LOCATION

GPS Coordinates: 30.94614, -
88.71532

PROPERTY SUMMARY

A TRUE SPORTSMAN'S PARADISE! 305 +/- acres of absolute diversity for a truly unfettered outdoor experience. Experience it all at this beautifully maintained recreational and timberland investment tract featuring a 21 +/- acre dead lake, Pree Eddy, locally known for its exceptional perch fishing, and river frontage on the wild and scenic Pascagoula River. Outdoor adventure awaits for fishermen and hunters alike. Upon entering the privately gated entrance, you will wind your way down a well-maintained mile-long gravel drive through diverse timberlands. At the end of the drive, quiet accommodations welcome you with a rustic 1 bed/1 bath cabin complete with power and water overlooking the tranquil Pree Eddy. Additional outdoor entertaining areas can be had on the large front porch and side-deck along with a floating dock/boathouse and two barns complete with cleaning stations and utilities. There is no shortage of room for entertaining in the outdoors or for equipment and gear to pursue any outdoor experience. The timberland is composed of thinned upland pine stands, maintained for wildlife regularly with prescribed fire with bottom

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